

Identification of Area 10

Name or Designation:

North Seattle, Shoreline, Lake Forest Park

Boundaries:

The area is bound on the north by the county line (North 205th Street), to the west by Puget Sound, and to the east by Lake Washington and the City of Lake Forest Park boundary. The south boundary is North 95th street.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

North Seattle is primarily a residential area with a few commercial districts to service their communities. There are many multi-family areas with the major ones located in Lake City and Greenwood. Northgate is the area's largest regional shopping mall. The center attracts consumers from Everett to Olympia. Northgate has the highest concentration of office space in North Seattle.

Even with an economic slowdown, the economic conditions for this area have been good. North-end sales consist of many owner/occupied and user activity, while new investors are entering the area. Sales in North Seattle are steady and quality properties are still receiving multiple offers. Capitalization rates are stable ranging from 7% to 9.5%. The average non-residential packages generate 8.5% or lower rates. Due to the current rate of inflation and low interest rates and the over-all belief of the stability of the value of real estate, investment in commercial properties is considered to be desirable. Vacancies have temporarily risen for multiple residences. There is still a huge demand for multiple unit and townhouse sites. The improvements to Aurora Avenue North in the City of Shoreline appear to be beneficial to the business climate.

Northgate is being transformed with many other changes slated for the future. Controversial plans for high density development are in the process of becoming a reality. Although progress is slow, new tenanting is occurring at Northgate North Center. There is also decent demand for smaller spaces along Aurora and Lake City. There are currently plans to renovate the North City district's business area. No immediate progress is noted.

One half of Area 10-40 (Shoreline) was physically inspected during the revalue period.

The five neighborhoods in area 10:

Lake City (10-10) The majority of commercial properties run along Lake City Way. This sub-area has some topography problem areas consisting of wetlands and steep slopes. There are older retail buildings and older office space. The area is beginning to renovate with two new mixed-use office/apartment complexes completed at 120th/125th and Lake City Way. L-2 and L-3 zoned land is being developed into attached townhouses.

Northgate (10-20) This sub-area runs along I-5 and has easy access to downtown Seattle. It is comprised primarily of newer office and retail areas. A newer shopping mall has been constructed along Northgate Way. It is called Northgate North and is anchored by a 165,000 square foot 2 level Target, a 50,000 square foot Best Buy and includes multi-level structured parking. New development is expected in the south parking lot of Northgate Mall. The area has been designated an “urban village” by the City of Seattle and is slated for more dense development.

Aurora (10-30) This sub-area starts at N 95th St. to N 145th St. Older retails, restaurants, warehouses and offices can be found in this area. The corridor has a new United Furniture Warehouse, Starbucks and Sundaes Ice Cream Parlor, Krispy Kreme Doughnuts and Jack in the Box. The North Greenwood area can be found in this sub-area. Heavy development of townhouses and multiple residences is occurring here.

Shoreline (10-40) The City of Shoreline incorporated in August 1995. A large commercial district runs along Aurora from N 145th St. to the County Line (N 205th St.). Aurora Village district was located in this sub-area and has been leveled and rebuilt with a Costco, Home Depot and other line retail. Top Foods has constructed a new store at 175th and Midvale, on the old U & I store site. Walgreens has developed a site at North 145th and Aurora Avenue North. The strip is home to several card rooms, casinos and automobile dealerships.

Renovation of the business along 15 Ave N.E. in North City is planned. The goal is for pedestrian-oriented shopping streets with high-density residential units above retail. There has been a great deal of pressure on Shoreline for housing development.

Shoreline/Aurora corridor widening has begun with sidewalks, landscaping, and underground utilities. A pedestrian/bicycle trail in the Interurban right of way, which parallels Aurora, is under construction. This trail is part of a 30- mile trail that runs to Everett.

Lake Forest Park (10-50) The commercial districts run along Bothell Way NE and Ballinger Way. There are a few view sites on commercially zoned parcels. City officials have worked on merging three different zoning codes, the King County Code, a changed King County Code, and the City of Lake Forest Code. The Town Center Complex is doing well with little vacancy.

Preliminary Ratio Analysis:

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement of the COV from 13.18% to 7.60%.

Scope of Data

Land Value Data:

Vacant sales from 1/02 through 12/04 (at a minimum) were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Improved sales from 1/01 through 12/04 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

Land Value

Land Sales, Analysis, Conclusions:

Vacant sales from 1/02 through 1/05 (at a minimum) were given primary consideration for valuing land. The majority of the vacant land sales were for the development of multi-family dwellings.

The majority of the parcels are located in older established neighborhoods. The values tend to decrease as you reach the northern boundaries. Area 10 has excellent access to the Downtown area, I-5 and the University of Washington. It has major shopping centers located in Northgate and Aurora Village.

Zoning, traffic flow and ease of access were considered in the valuation process. During and after the model development, field inspections were completed to review models as necessary. A list of vacant sales used to develop the land model and those considered not reflective of market value are included in the following sections.

Recent purchases indicate accelerating values of neighborhood commercial land in the north end. Such land in the Lake City area was verified to be at least worth \$30/square foot. The Aurora corridor had fewer solid indicators of inflation, but the parcels here are considered to be worth at least \$25/square foot and tend to fall in the \$30/square foot range of value. It is difficult to predict how the improvements that are planned for this area will affect future value. The Northgate area has sales indications of \$35 to \$60/square foot.

North Seattle has seen a rapid inflation of value in multiple-residence zoned land. Demolition of older single family residences on L-2 and L-3 zoned land is becoming commonplace. It appears that economic pressure on the central core of the Seattle housing market is making areas like Greenwood, Lake City and Shoreline more attractive to buyers. Most evident is the popularity of new townhouse arrangements. Attractively priced in the mid-\$200,000 range, first-time and middle class buyers find affordable housing not available in the city center. The lots for these homes are subdivided into 2000 square foot or less sites. Three years ago, these types of multiple zoned sites would sell for \$15-\$20/square foot. Now they command \$30-\$40+/square foot. It is anticipated that multiple-residential sites will continue to appreciate in value.

Shoreline (area 10-40) and Lake Forest Park (area 10-50) have adopted unified zoning codes. Lake Forest Park merged three different zoning codes due to annexations. A small area A-1 (Perkins Way from 26th Ave NE to 23rd Ave NE) has been added to the Lake Forest Park city zoning.

The recommended land value for the 2005 assessment year (taxes payable in 2006) results in an total change from the 2004 assessment of +1.14 %. The total land assessed value for the 2004 assessment year for Area 10 was \$1,606,502,400 and the total recommended land assessed value for the 2005 assessment year for Area 10 is \$1,624,803,900.

Vacant Land Model:

Land values were estimated on a price per square foot of land area based on the Sales Comparison Approach. Location, zoning, and development potential were the primary variables considered in the valuation process. Consideration was given for especially favorable and unfavorable location and for unique site factors such as slopes and drainage. A general overall increase in land values is recommended to improve uniformity, assessment levels and reflect the increase in the North Seattle real estate market.

ZONING	10-10 LAKE CITY	10-20 NORTHGATE	10-30 AURORA NORTH	10-40 SHORELINE	10-50 LAKE FOREST PARK
L2, L3,L4	\$25-\$35 Sq. Ft.	\$30-\$45 Sq. Ft.	\$30-\$45 Sq. Ft.		
C1-40,C1-65,C2-65, NC1-30, NC1-40, NC1-65, NC2-30, NC2-40, NC2-65, NC3-40, NC3-65, NC3-85	\$25-\$30 Sq. Ft.	\$25-\$50 Sq. Ft.	\$20-\$35 Sq. Ft.		
R12, R18				\$10-\$30 Sq. Ft.	
R24, R-48				\$10-\$25 Sq. Ft.	
CB, NB				\$15-\$35 Sq. Ft.	
RM3600 RM2400					\$7-\$10 Sq. Ft.
RM 900, RM 1800					\$10-\$15 Sq. Ft.
NB, CC,TC					\$15-\$25 Sq. Ft.

Improved Parcel Total Values

Sales comparison approach model description:

Sales for the North Seattle Area were verified by each individual appraiser and entered into the Real Property Sales application. Verification consisted of contact with Buyer, Seller or Broker if possible or information from the COMPS InfoSystem, Inc., real estate sales verification service. At the time of sale, information on vacancy and market absorption rates, current and anticipated rents, and the competitive position of the property were also gathered. Sales were then compared to similar properties for valuation.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description:

The income capitalization approach was considered for properties using economic rental rates taken from published sources, landlords, tenants, and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken on specific properties. Expense ratios were estimated based on industry standards and familiarity of each areas rental expense. Capitalization rates were determined by personal analysis of the sales in each area and industry average rates of return. The following table outlines specific income parameters.

PROPERTY TYPE	TYPICAL RENT RANGE	OVERALL RENT RANGE	EXPENSE	OAR RANGE
Retail, Discount Store, Mixed Use Retail, Supermarket	\$9.00 to \$16.00	\$8.50 to \$28.00	10%	8.5% to 10%
Offices Medical Offices Under 15000sq.ft.	\$9.00 to \$16.00	\$8.50 to \$18.00	15-30%	8.5% to 10%
Offices Medical Offices Over 15000sq.ft	\$14.00 to \$18.00	\$13.00 to \$24.00	15-30%	8.5% to 10%
Industrial Warehouse	\$6.00 to \$9.00	\$5.00 to \$10.00	10%	8.5% to 10 %
Garage/Auto Repair	\$8.00 to \$12.00	\$8.00 to \$16	10%	8.5% to 10%
Basement Finished Storage Building	\$5.40 to \$6.00	\$5.00 to \$8.00	10%	8.5% to 10%
Restaurant	\$10.00 to \$18.00	\$9.00 to \$28.00	10%	8.5% to 10%
Warehouse Office Mezzanines Office	\$9.60 to \$11.40	\$9.00 to \$12.00	10%	8.5% to 10%

The stabilized vacancy rate for all property types in Area 10 was considered at 5%.

Income approach calibration:

The models were calibrated after setting base rents by using adjustments based on size, effective age, and quality of construction.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 13.18% to 7.60% and the C.O.D. from 7.82% to 5.29% which reflects a marked improvement from previous values. In addition the resulting assessment level is 96.2% and falls within IAAO performance guidelines. These figures are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

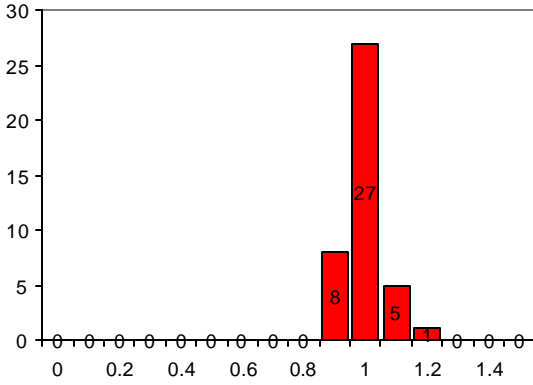
The total value for the 2004 assessment year for Area 10 was \$ 2,534,277,000. The total recommended assessed value for the 2005 assessment year is \$ 2,575,062,300.

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +1.61%. This increase is due partly to upward market changes over time and the previous assessment levels.

Area 010 - Shoreline-Lake City
A 2005 Ratio Looking At Sales
Using The 2004 Assessed Values

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																		
North Crew	1/1/2004	5/2/2005	1/1/02 - 12/31/04																		
Area	Appr ID:	Prop Type:	Trend used?: Y / N																		
10	MJOL	Improvement	N																		
SAMPLE STATISTICS																					
Sample size (n)	41	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>2</td></tr><tr><td>0.7-0.8</td><td>1</td></tr><tr><td>0.8-0.9</td><td>8</td></tr><tr><td>0.9-1.0</td><td>24</td></tr><tr><td>1.0-1.1</td><td>5</td></tr><tr><td>1.1-1.2</td><td>1</td></tr><tr><td>1.2-1.3</td><td>0</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.6-0.7	2	0.7-0.8	1	0.8-0.9	8	0.9-1.0	24	1.0-1.1	5	1.1-1.2	1	1.2-1.3	0	1.3-1.4	0
Ratio	Frequency																				
0.6-0.7	2																				
0.7-0.8	1																				
0.8-0.9	8																				
0.9-1.0	24																				
1.0-1.1	5																				
1.1-1.2	1																				
1.2-1.3	0																				
1.3-1.4	0																				
Mean Assessed Value	1,562,600																				
Mean Sales Price	1,637,300																				
Standard Deviation AV	3,170,637																				
Standard Deviation SF	3,228,494																				
ASSESSMENT LEVEL																					
Arithmetic mean ratio	0.930																				
Median Ratio	0.961																				
Weighted Mean Ratio	0.954																				
UNIFORMITY																					
Lowest ratio	0.5364																				
Highest ratio:	1.1605																				
Coefficient of Dispersion	7.82%																				
Standard Deviation	0.1226																				
Coefficient of Variation	13.18%																				
Price-related Differential	0.97																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	0.940																				
Upper limit	0.986																				
95% Confidence: Mean																					
Lower limit	0.893																				
Upper limit	0.968																				
SAMPLE SIZE EVALUATION																					
N (population size)	1224																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.1226																				
Recommended minimum:	24																				
Actual sample size:	41																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	13																				
# ratios above mean:	28																				
z:	2.186432666																				
Conclusion:	Non-normal																				
*i.e., no evidence of non-normality																					

Area 010 - Shoreline-Lake City
2005 Assessment Year
Ratio of sales to 2005 AV

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
North Crew	1/1/2005	5/2/2005	1/1/02 - 12/31/04
Area	Appr ID:	Prop Type:	Trend used?: Y / N
10	BCHR	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	41	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 30. The bars are red. The frequencies for each ratio bin are: 0.8-0.9: 8; 0.9-1.0: 27; 1.0-1.1: 5; 1.1-1.2: 1; 1.2-1.3: 0; 1.3-1.4: 0.</p>	
Mean Assessed Value	1,575,000		
Mean Sales Price	1,637,300		
Standard Deviation AV	3,165,830		
Standard Deviation SP	3,228,494		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.956		
Median Ratio	0.962		
Weighted Mean Ratio	0.962		
UNIFORMITY			
Lowest ratio	0.8047		
Highest ratio:	1.1605		
Coeffient of Dispersion	5.29%		
Standard Deviation	0.0727		
Coefficient of Variation	7.60%		
Price-related Differential	0.99		
RELIABILITY			
95% Confidence: Median		<div>These figures reflect measurements <u>after</u> posting new values.</div>	
Lower limit	0.951		
Upper limit	0.988		
95% Confidence: Mean			
Lower limit	0.934		
Upper limit	0.979		
SAMPLE SIZE EVALUATION			
N (population size)	1224		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0727		
Recommended minimum:	8		
Actual sample size:	41		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	17		
# ratios above mean:	24		
z:	0.937042571		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Improvement Sales for Area 010 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
010	050	032604	9016	2,400	1917033	\$350,000	10/17/02	\$145.83	7-11 STORE	NB	1
010	040	072604	9089	16,538	1894253	\$1,118,021	06/24/02	\$67.60	UNDERHILLS FURN & GERARD AUTO	RB	1
010	020	082000	0042	8,740	1924262	\$675,000	11/11/02	\$77.23	BLACKBURN MEMORIAL HALL ASSN	NC3-40	1
010	020	082000	0048	4,886	1986238	\$1,100,000	08/20/03	\$225.13	VETERINARY CLINIC	NC3-40	2
010	010	145360	1143	6,912	1976985	\$735,000	07/21/03	\$106.34	LAKE CITY PROFESSIONAL BLDG	NC3-65	1
010	030	192604	9055	8,721	1872220	\$1,050,000	03/08/02	\$120.40	ANNETTE'S GALLERY	NC2-40	3
010	030	192604	9167	860	1996477	\$270,000	10/03/03	\$313.95	retail	NC2-30	1
010	030	192604	9218	19,521	2066959	\$2,650,000	08/27/04	\$135.75	AURORA GROUP OFFICE BLDG	C1-65	1
010	030	192604	9294	9,260	1977244	\$2,625,000	07/31/03	\$283.48	AURORA NISSAN	C2-65	1
010	030	198020	0255	1,092	1971165	\$615,000	07/01/03	\$563.19	RUBENS CLEANERS	NC2-40	3
010	020	204450	0304	4,356	2078043	\$635,000	10/15/04	\$145.78	Restaurants	L-3 RC	2
010	010	282604	9046	3,800	1968192	\$477,500	06/23/03	\$125.66	LAMP SHADES GALORE	C1-40	1
010	010	282604	9090	3,429	2082114	\$525,000	10/29/04	\$153.11	RILEY GROUP	C1-40	1
010	010	282604	9097	2,836	2003645	\$363,332	11/14/03	\$128.11	EXPRESS LOANS	C1-40	1
010	030	291520	0005	2,072	2023093	\$530,000	03/08/04	\$255.79	CASE CONSTRUCTION CO INC	C1-40	1
010	020	292604	9266	27,817	2067868	\$4,100,000	09/03/04	\$147.39	FIFTH AVENUE MEDICAL CENTER	NC3-65	1
010	020	292604	9468	102,363	1999173	\$17,650,000	10/30/03	\$172.43	SHOPPING CENTER RETAIL STORES	NC3-40	1
010	020	292604	9490	81,705	2026413	\$12,209,552	03/25/04	\$149.43	NORTHWAY WEST BLDG	NC3-85	1
010	040	329370	0046	5,405	1902322	\$775,000	07/31/02	\$143.39	CANOPIES & CAR STEREOS	RB	1
010	040	329370	0085	14,439	2021164	\$2,120,000	02/27/04	\$146.82	7-11 RESTAURANT & LINE RETAIL	RB	1
010	010	344800	1125	3,169	1891805	\$850,000	06/14/02	\$268.22	DENNYS RESTAURANT	C1-40	1
010	040	367050	0020	7,680	1915764	\$1,150,000	10/11/02	\$149.74	PALACE OF CHINA	NB	1
010	010	382170	0178	1,240	1969464	\$235,000	06/25/03	\$189.52	RESIDENCE	C1-65	1
010	010	382170	0260	8,480	2053196	\$900,000	07/07/04	\$106.13	PATTEN OFFICE BLDG	C1-65	1
010	010	383450	0135	4,320	1880268	\$400,000	04/03/02	\$92.59	AUTO REBUILD	C1-40	1
010	040	397170	1605	5,796	2003201	\$365,000	11/19/03	\$62.97	PIONEER GROCERY	R18	1
010	040	402410	0181	10,539	1955631	\$975,000	04/29/03	\$92.51	ST VINCENT DE PAUL STORE	NCBD	1
010	040	530610	0005	2,772	1935111	\$1,375,000	01/15/03	\$496.03	TAKA SUSHI	RB	1
010	040	572750	0242	1,056	1868315	\$227,000	02/12/02	\$214.96	C K ROBERTSON DENTIST	NB	1
010	030	614560	0605	5,208	2037633	\$415,000	05/06/04	\$79.69	LOVE PANTRY	NC3-40	1
010	030	614560	0985	4,112	1927115	\$589,600	12/06/02	\$143.39	RETAIL & APTS	C1-40	1
010	030	615390	0015	4,098	2006441	\$275,000	12/01/03	\$67.11	AMERICAN BUILDING EXTERMINATING	C2-65	1
010	030	615390	0225	12,914	1913862	\$1,450,000	09/30/02	\$112.28	AA SALES INC	C2-65	2
010	030	630000	0636	744	1992451	\$259,000	10/01/03	\$348.12	LAW OFFICE	C1-40	1
010	030	630050	0030	6,240	1991793	\$500,000	09/25/03	\$80.13	WINDY'S PUB	NC3-40	1
010	030	630050	0065	3,560	1899907	\$825,000	07/25/02	\$231.74	SEAFIRST BANK	L-3	1
010	020	641410	0350	5,200	2012997	\$550,000	01/14/04	\$105.77	ED BOULTON INSULATION	NC3-40	1
010	040	663290	0070	6,308	2013140	\$1,093,310	01/08/04	\$173.32	NORTH SEATTLE TRANSMISSION	NB	1
010	040	663290	0352	630	1913192	\$189,000	09/19/02	\$300.00	NORTH CITY INSURANCE	NB	1
010	040	688590	0030	2,656	2032713	\$550,000	03/30/04	\$207.08	WILLWAY AUTO SALES	RB	1
010	040	728390	0341	6,320	1945915	\$692,500	03/10/03	\$109.57	PROSSER PIANO	RB	1
010	040	728390	0420	3,932	1971403	\$591,888	07/01/03	\$150.53	LAW OFFICE	RB	1
010	040	728390	0440	4,061	2057439	\$584,700	07/16/04	\$143.98	DENTAL CLINIC	O	1
010	040	728650	0010	6,030	1874289	\$1,600,000	03/19/02	\$265.34	Hollywood Video	RB	1
010	040	931030	0075	24,599	1965820	\$3,500,000	06/16/03	\$142.28	FLEISCHMAN RETAIL CENTER	RB	1
010	010	955320	0035	4,108	1982587	\$960,000	08/20/03	\$233.69	NORTHEAST VET HOSPITAL	NC1-30	1

Vacant Sales for Area 010 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
010	010	145360	0042	17,000	1999323	\$390,000	10/28/03	\$22.94	T-DEE APPLIANCE	C1-40	1
010	010	344800	0940	17,451	1919277	\$610,785	10/30/02	\$35.00	CAVE MAN KITCHENS	C1-40	1
010	010	890200	0200	10,100	1984217	\$302,300	08/27/03	\$29.93	VACANT LAND	L-3	1
010	020	082000	0035	7,560	2014163	\$369,800	01/20/04	\$48.92	VILLAGE HAIR SHOP/SFR	NC3-40	1
010	020	292604	9193	5,232	1875227	\$300,000	03/20/02	\$57.34	AUTO PARKING for minor 9083	NC3-65	1
010	030	192604	9297	28,981	2054839	\$790,000	07/15/04	\$27.26	DIZARD MASONRY	C2-65	1
010	030	192604	9432	61,195	1938740	\$1,800,000	01/29/03	\$29.41	KRISPY KREME DOUGHNUTS AND J	NC1-40	1
010	030	302604	9133	31,500	2016520	\$980,000	01/15/04	\$31.11	PARADISE MOTORS	C1-65	1
010	030	362603	9280	12,196	1974302	\$530,000	07/14/03	\$43.46	JOHN'S CAR CORNER	C1-40	2
010	030	568750	0016	22,000	1980686	\$965,000	08/06/03	\$43.86	Teardown	C1-65	1
010	030	614970	0005	12,890	2045273	\$440,000	06/07/04	\$34.13	COLONIAL ROOFING CO	C2-65	1
010	030	760870	0051	51,481	1905084	\$1,550,000	08/22/02	\$30.11	EDWARDS AUTOMOTIVE	C1-65	4
010	040	012603	9136	16,553	1879333	\$350,000	04/05/02	\$21.14	SERVICE GARAGE	NB	1
010	040	062604	9152	30,606	1879820	\$700,000	04/16/02	\$22.87	GODFATHER'S	RB	1
010	040	072604	9121	7,742	2081994	\$430,000	10/25/04	\$55.54	DIAMOND DESIGN	RB	1
010	040	164350	0160	11,834	1869822	\$330,000	02/08/02	\$27.89	teardown	RB	1
010	040	182604	9367	34,600	1966811	\$1,038,000	06/20/03	\$30.00	A & W	RB	1
010	040	222730	0115	29,583	1892591	\$680,000	06/18/02	\$22.99	AURORA VILLAGE EMPLOYEE PARK	O	3
010	040	329370	0080	12,573	1954443	\$860,000	04/08/03	\$68.40	AURORA MITSUBISHI	RB	2
010	040	530610	0010	13,072	1971561	\$288,000	07/06/03	\$22.03	MCDONALDS NORTH END TRS UNR	RB	1
010	040	741770	0300	39,500	1989067	\$875,000	08/28/03	\$22.15	SEATTLE SERVICE - ASPH PAVING	RB	1
010	050	674470	0080	21,300	2011310	\$425,000	12/24/03	\$19.95	STORAGE BLDG	C.C.	1